



84 acres/33.9 hectares

183-A is 1.6 miles/2.6 kilometers west

Utilities

Greenfield with residential/office

Zoning - Single Family Suburban

Mr. Joseph Greene  
Reunion Development Group  
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<b>Property</b>				
Total Acreage: <b>84 acres/33.9 hectares</b>			Map: <b>MAPSCO Austin 2006 Street Guide, pgs. 313, Sec. K &amp; P</b>	
<b>Location</b>				
City: <b>Leander</b>			County: <b>Williamson</b>	
Address/Directions: <b>Northwest Corner of Ronald W. Reagan Blvd. (aka: Parmer Lane) and CR 269, approx. 3,100 feet/944.8 meters north of FM 2243.</b>				
Within City Limits: <b>Yes</b>			Distance from City Limits: <b>Not Applicable</b>	
Distance to US Highways: <b>1.6 miles/2.6 kilometers</b>			Type of Zoning: <b>General Commercial (GC-3-C) along frontage, remainder not within city limits.</b>	
Distance to Interstate Highways: <b>8 miles/12.9 kilometers</b>				
<b>General Site Information</b>				
Previous Use of Site: <b>Exotic animal ranch and residence</b>		General Condition: <b>Excellent</b>		Dimensions: <b>1,262 x 958 feet/385 x 292 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Eckrant-Georgetown: Very shallow to moderately deep, calcareous and noncalcareous, stony, cobbly and loamy soils formed in indurated fractured limestone; on uplands with 1 to 8 percent slopes</b>			Shrink/Swell Capacity: <b>Moderate with moderate risk of corrosion for uncoated steel and a high risk of corrosion for concrete</b>	
Adjoining Acreage Available: <b>Yes</b>		Can Site Be Divided: <b>Yes</b>		Lot Size: <b>Negotiable</b>
<b>Improvements</b>				
Road Distance to Rail: <b>2.6 miles/4.2 kilometers</b>			Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>	
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>			Other Improvements: <b>Grass field runway immediately north, great corporate location with accessibility</b>	
Fenced: <b>Yes</b>			Landscaped: <b>Yes</b>	
Located within an Industrial Park: <b>No</b>			Type of Business: <b>Office/Retail</b>	
Deed Restriction(s): <b>No</b>			Covenants: <b>No</b>	
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>2 &amp; 8 inch/5.1 &amp; 20.3 cm</b> Pressure: <b>65 psi/448 kilopascal</b>		Sewer - Size of Nearest Line: <b>8 &amp; 10 inch/20.3 &amp; 25.4 cm</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>		Email: <b>Trista.fugate@peci.com</b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>	Size of Nearest Line: <b>8 inch/20.3 cm</b>		Pressure: <b>Intermediate Pressure on Crystal Falls Pkwy. at Leander High School approximately two-miles/3.2 km west to first #10 location</b>	
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>		Email: <b>mm2741@att.com and/or Joe.Bethany@suddenlink.com</b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>		Email: <b>clawsondisp@earthlink.net</b>
<b>Sales Information</b>				
Contact: <b>Mr. Joseph Greene</b>	Phone: <b>(512) 259-4959</b>	Facs: <b>(512) 259-8988</b>	Email: <b>joseph@reuniondg.com</b>	Web Site: <b>http://www.reuniondg.com</b>
Sales Price: <b>Negotiable, Owner Financing Available</b>			Lease Price: <b>Not Applicable</b>	
Comments: <b>Over 2,500 feet/762 meters of frontage on Parmer Lane/Ronald W. Reagan Blvd. and 1,500 feet/457 meters of frontage on CR 269. Great commercial, retail or mixed-use potential.</b>				